036.0	0001	0011.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	497,300	/	497,300
USE VALUE:	497,300	/	497,300
ASSESSED:	497,300	/	497,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
70		DECATUR ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	APPRILLE JOHN F
Owner 2:	
Owner 3:	
Street 1:	70 DECATUR ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	APPRILLE JOHN F & BRIAN J -
Owner 2:	-
Street 1:	70 DECATUR ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .054 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1940, having primarily Vinyl Exterior and 998 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2337.000	183,600		313,700	497,300
Total Card	0.054	183,600		313,700	497,300
Total Parcel	0.054	183,600		313,700	497,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 498.55 | /Parcel: 498.55

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 24887

GIS Ref

GIS Ref

Insp Date 06/13/18

!2934!

PREVIOUS ASSESSMENT

Parcel ID 036.0-0001-0011.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	183,600	0	2,337.	313,700	497,300		Year end	12/23/2021
2021	101	FV	178,300	0	2,337.	313,700	492,000		Year End Roll	12/10/2020
2020	101	FV	178,300	0	2,337.	313,700	492,000	492,000	Year End Roll	12/18/2019
2019	101	FV	160,500	0	2,337.	284,300	444,800	444,800	Year End Roll	1/3/2019
2018	101	FV	160,500	0	2,337.	269,600	430,100	430,100	Year End Roll	12/20/2017
2017	101	FV	160,500	0	2,337.	235,300	395,800	395,800	Year End Roll	1/3/2017
2016	101	FV	160,500	0	2,337.	200,900	361,400	361,400	Year End	1/4/2016
2015	101	FV	151,400	0	2,337.	186,200	337,600	337,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:17:31

LAST REV

Date	Time
05/14/19	14:32:43
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2934

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
APPRILLE JOHN F	35412-2		5/6/2002	Family	1	No	No		
APPRILLE JOHN F	30504-54		8/3/1999	Family	1	No	No		
APPRILLE DOMENI	27771-423		10/15/1997		150,000	No	No		Y

USER DEFINED

Prior Id # 1:	24887
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/13/2018	MEAS&NOTICE	CC	Chris C
1/13/2008	Meas/Inspect	189	PATRIOT
3/1/2000	Meas/Inspect	197	PATRIOT
8/18/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2337		Sq. Ft.	Site		0	64.	2.10	3									313,671						313,700	

Total AC/HA:	0.05365	Total SF/SM:	2337	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	313,671	Spl Credit		Total:	313,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98208004
Adj $ / SQ:	178.984
Other Features:	57000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	266143
Depreciation:	82504
Depreciated Total:	183639

COMMENTS

OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	3	Baths:	1	HB					

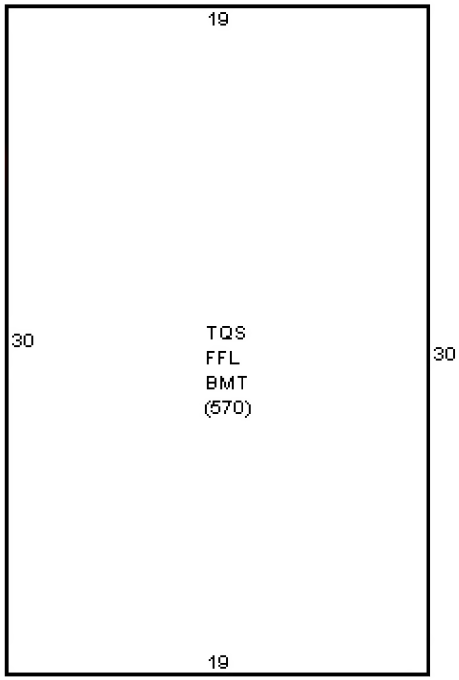
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	178.98
Special Features:	0	Val/Su Net:	117.09
Final Total:	183600	Val/Su SzAd	184.06

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	570	53.700	30,606
FFL	First Floor	570	178.980	102,021
TQS	3/4 Story	428	178.980	76,516
	Net Sketched Area:	1,568	Total:	209,143
Size Ad	997.5	Gross Area	1710	FinArea 998

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

036.0-0001-0011.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc